

Property Owners Association of Tierra Santa

Minutes of Board Meeting

August 13, 2013

The meeting was called to order at 6:30 by President Anne Charlton.

Board members present were Rusty Dargel, Dennis Slavin, Norma Wilson, and Bob Woodlock.

The minutes of the June 11, 2013, meeting were approved. (No meeting in July)

There were no people present for public comments.

The treasurer gave the monthly reports for June and July.

June beginning balance	\$105,075.47	July beginning balance	\$87,552.63
June expenses	26,653.70	July expenses	25,047.98
June deposits	9,130.86	July deposits	15,149.20
Balance June 30,2013	\$ 87,552.63	Balance July 31, 2013	\$77,653.85
Reserve fund balance; July 31, 2013	\$21,284.66		

Reports from committees:

ACC: Two house plans for Leroy Fleeman, a patio for Javier Yanez, and a bathroom addition for Hawkins were approved by the committee. To improve communication with the board, it was suggested that the ACC inform the board via email each time they approve plans.

BOARD ACTION: It was moved and seconded that ACC actions be reported to the board via email as soon as they are made. The motion passed.

Buildings and grounds: Norma presented a quote from Mario for an extension to the wall at the Texas gate. The extension is a 20ft steel fence which would match the gate and extend to the canal. The price was \$1,550.

BOARD ACTION; It was moved and seconded to approve \$1,550 for the gate extension as per Mario's quote. The motion passed.

Norma also presented a quote from Playhouse to fix the playground equipment outside the pool wall. Materials were free due to warranty, charges were only for labor. There was a discussion as to why the wood was already filled with termites. The board felt that the wood should have been treated.

BOARD ACTION: It was moved to approve \$225 for repairs to the equipment with the stipulation that the wood used be treated wood. The motion passed.

Covenant enforcement: The garbage can problem is much improved. However, the Ortega trampoline, the Pulido truck, a cement mound and several yards are still not in compliance. Some fence was dumped in the alley area. The city was called. Rusty stated that Republic Waste will pick up large junk items if they are called and an appointment is made.

Pool: A complaint about the pool lights was addressed. The timer is being adjusted. Norma reported that there are ants and termites throughout the pool area. She received a quote from Max Pest Control for a termite contract. The price is \$340 for the first treatment, and \$30 every three months. Bob Woodlock said he knew a cheaper person. Rusty also presented a person to give a quote. If Norma receives a better quote within two weeks she will email it for board approval. If not, she will go with Max Pest Control.

There is some confusion as to who can and who can't be a guest at the pool. The rules were amended to read : Guests: B. Tierra Santa property owners who have not paid their dues cannot be guests. People who live outside of Tierra Santa can be guests. Also a clarification was added that parties are not allowed. Anne will make the changes and post the new version at the pool and on the website.

Security: Rusty reported that he had not received any new complaints from the security concerning the clubhouse paying for security at parties. The guard schedule will change back to winter hours after Labor Day.

Old Business:

President Anne Charlton reminded the board that a decision on whether or not to raise dues needed to be made by September. All were in favor of a 10% raise for the year 2014.

BOARD ACTION: It was moved and seconded to raise homeowners dues by 10% for the year 2014. The motion passed.

New Business:

Several people have noted that our street signs are very faded. Jerry Don Wilson is looking for quotes to replace or refurbish them. Norma reported that there are 58 street signs (not including stop signs) 10 are missing, 30 are OK, and 18 are really bad. It was suggested that all be replaced to look consistent. Rusty requested they be green and white like the city signs as those colors are easier to see and weather better. It was voted to table the matter until next month when we have some prices to consider.

Dennis Slavin suggested that the invoices be sent via email to save postage, etc. Also we could be set up to take credit cards. Norma will look into his suggestions.

Executive session:

Norma gave the list of delinquencies. She also reported on the lots going up for auction. There is a possibility that the POA will not get all the money owed on the lots. Norma has turned the matter over to our lawyers.

The next meeting will be September 10, 2013.

The meeting was adjourned at 7:40

